



Pool Lane

Winterley

Two and three bedroom homes
for shared ownership

Modern comfort in a peaceful location



prospa
HOMES

Welcome to Winterley

Say hello to Winterly, a collection of affordable homes for sale in a rural village location.

Nestled in the picturesque village of Winterley, just outside Sandbach in Cheshire, Pool Lane offers a peaceful semi-rural lifestyle with excellent connectivity. The area is surrounded by scenic countryside, nature reserves like Brock Wood and Cranberry Moss, and is ideal for walking, cycling, and family outings.

On the development you will find of 54 properties built by Seddon Homes, Prospa Homes is delighted to offer 9 homes on this development available through our shared ownership scheme, comprising:

5 x 2-bedroom terrace homes
4 x 3-bedroom semi-detached homes

Scan the QR code to find out more.



By car

Nantwich: 16 minutes
Crewe: 10 minutes
Stoke on Trent: 25 minutes
Manchester: 1 hour
Chester: 50 minutes

By train (from Crewe Station)

Stoke on Trent station: 30 minutes
Manchester Piccadilly: 42 minutes
Liverpool Lime Street: 40 minutes
Birmingham New Street: 1 hour
London Euston: 1 hour 42 mins

Times are approximate





Site plan

Pool Lane Winterley CW11 4TX

An exclusive community of 54 homes is being created at Winterley. The whole development has been designed to fit in with the natural landscape around it.

Development key

-  **The Benham**
2 Bedroom Terrace
-  **The Windsor**
3 Bedroom Semi-Detached





The Benham Floor Plan

2 Bedroom Terrace

The Benham is a thoughtfully designed two-bedroom terrace home.

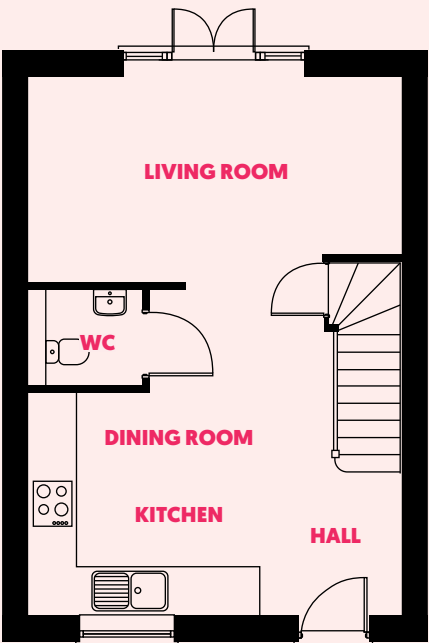
Downstairs features an open-plan kitchen and dining area that flows into a bright living room, with views out to the rear garden.

Upstairs offers two bedrooms – including a spacious double and a well-sized family bathroom. Ideal for first-time buyers or small families.

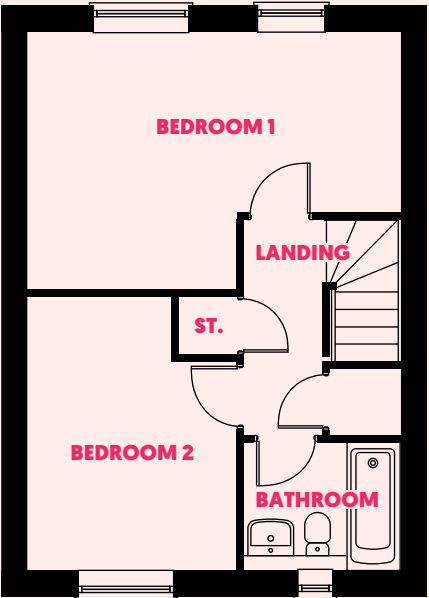
Key Features:

- Open plan kitchen/diner
- Ground floor WC
- Living room with French doors leading to rear garden
- Vinyl flooring to bathroom, WC and kitchen
- Electrolux single oven, extractor hood and gas hob
- Two bedrooms
- Family bathroom
- Driveway with two car parking spaces
- Turfed and fenced garden
- Bike store and hardstanding

Ground Floor



First Floor



Specifications

Room	Dimensions
Kitchen	4.8m x 2.7m
Dining	3.9m x 2.9m
W/C	1.2m x 1.2m
Bedroom 1	4.8m x 3.5m
Bedroom 2	2.7m 3.6m
Bathroom	2.6m x 1.7m
Total	69.95 sq m

Floor plans are for illustrative purposes only. Layouts/window locations will vary depending on orientation on the site. Purchasers should take their own measurements before ordering flooring, furniture and fittings.



The Windsor Floor Plan

3 Bedroom Semi-Detached

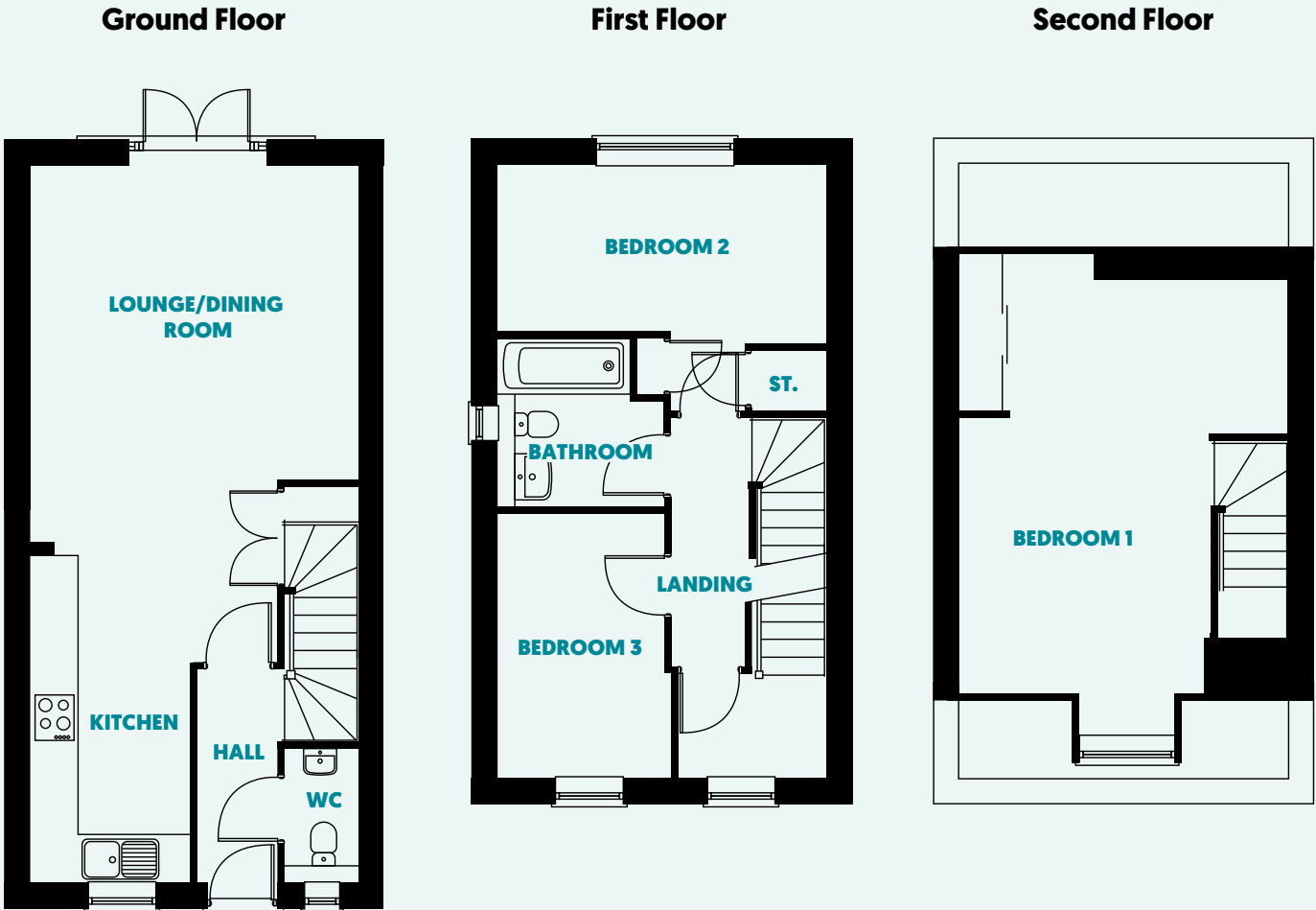
The Windsor is a spacious three-storey semi-detached home, ideal for families.

The ground floor features an open-plan kitchen and dining area that leads into a bright living room with views over the rear garden, plus a convenient downstairs WC. The first floor offers

two bedrooms and a well-sized family bathroom with ample storage. The master bedroom occupies the top floor, providing a peaceful and private retreat.

Key Features:

- Open plan kitchen/diner
- Ground floor WC
- Living room with French doors leading to rear garden
- Vinyl flooring to bathroom, WC and kitchen
- Electrolux single oven, extractor hood and gas hob
- Three bedrooms
- Family bathroom
- Driveway with two car parking spaces
- Turfed and fenced garden
- Bike store and hardstanding



Specifications

Room	Dimensions
Kitchen	2.0m x 4.3m
Lounge/Dining	3.8m x 4.7m
W/C	0.9m x 1.5m
Bedroom 1	4.1m x 5.6m
Bedroom 2	4.2m x 3.1m
Bedroom 3	2.2m 2.8m
Bathroom	1.8m x 2.2m
Total	98.47 sq m

Floor plans are for illustrative purposes only. Layouts/window locations will vary depending on orientation on the site. Purchasers should take their own measurements before ordering flooring, furniture and fittings.



Modern convenience

The site blends semi-rural charm with modern convenience, offering residents a tranquil lifestyle with easy access to nearby towns and transport links.

Residents enjoy easy access to:

Sandbach town centre with its independent shops, cafes, and weekly market

Crewe, just 10 minutes away, offering larger retail parks and national rail connections

M6 motorway, providing swift travel across the North West and Midlands.



Local Schools and Education

Winterley and the surrounding area are well-served by a range of highly rated schools:

- **The Dingle Primary School** (Haslington)
Outstanding Ofsted rating
- **Wheelock Primary School** (Sandbach)
Good Ofsted rating
- **Sandbach High School and Sixth Form College** Good Ofsted rating,
- **The Goslings Preschool**
Located in Winterley Methodist Church, offering nurturing early years education



Share in something special

Shared ownership offers a much more affordable way to buy a home.

In short, you buy a share in your home and pay rent on the part you don't own. You can buy anything from a 10 per cent share up to 75 per cent.

It means you'll have a smaller mortgage and you won't have to find a big deposit. The percentage share you buy is based on what you can afford, and we can help you work this out.

As time goes on, you can buy further shares – one per cent or more at a time – until you own your home outright. Or you can stay as you are.

In the future, if you want to move on from your shared ownership home, you can. You'll simply sell your share of the property based on its value at the time of selling.

And when it comes to looking after your home, you'll have less to worry about. A repairs allowance is available to help with the cost of essential repairs that aren't covered by the warranty.

The shared ownership scheme is for anyone who can't afford to buy a home outright, has a household income of less than £80,000 a year and can secure a mortgage to buy a share in a home.

If you're eligible, we'll support you through the buying process to help make your move hassle-free.



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We're here to make sure you get the home you want, in a place you love.

Simply call us or drop us an email and we will be in contact with you. We're happy to talk to you about our developments and make viewing appointments when developments are ready. We can also have a chat about how shared ownership can make your home buying dreams a reality.

Call us on

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Connect on

